



City of Santa Barbara

ARCHITECTURAL BOARD OF REVIEW

AGENDA

NOVEMBER 20, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Kirk Gradin, *Chair*
Amy Fitzgerald Tripp, *Vice Chair*
Kevin Moore
David R. Watkins
Wm. Howard Wittausch

CITY COUNCIL LIAISON: Frank Hotchkiss

PLANNING COMMISSION LIAISON: John Campanella

STAFF:

Irma Unzueta, Design Review Supervisor
Matthew Cameron, Planning Technician
Krystal M. Vaughn, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to ABR Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to ABRSecretary@SantaBarbaraCA.gov. Please note that the ABR may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/ABR. Materials related to an item on this agenda submitted to the ABR after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Matthew Cameron, ABR Planning Technician, at (805) 564-5470, ext. 4587 or email MCameron@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the ABR Secretary at (805) 564-5470, ext. 7543. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

NOTE: Agenda schedule is subject to change as cancellations occur.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/ABRVideos.

APPEALS: Decisions of the ABR may be appealed to the City Council. For further information on appeals, contact Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See ABR Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Thursday, November 16, 2017, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/ABR.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Architectural Board of Review General Design Guidelines and Meeting Procedures ([ABR Guidelines](#)). The specific ABR Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the ABR Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An ABR approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Architectural Board of Review meeting of **November 6, 2017**.C. Consent Calendar of **November 13** and **November 20, 2017**.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

IN-PROGRESS REVIEW**1. 706 E HALEY ST****C-G Zone****(3:15)**

Assessor's Parcel Number: 031-301-023
 Application Number: MST2017-00441
 Owner: 706 E Haley, LLC
 Designer: Shaun Lynch

(Proposal for new commercial office space. Project consists of a new one-story, 563 square foot commercial building on a 10,429 square foot lot currently developed with a mixed-use building containing 2,097 square feet of residential and 1,409 square feet of commercial space. Also proposed are two new parking spaces, reconfiguration of the existing parking lot, and relocation of the required open yard. No changes are proposed for the existing structures on site.)

(Comments Only. Project requires compliance with the City's Storm Water Management Program (SWMP) Tier 3. Project was last reviewed on August 28, 2017.)

CONCEPT REVIEW - CONTINUED ITEM**2. 707 KIMBALL AVE****M-1/SD-3 Zone****(3:45)**

Assessor's Parcel Number: 017-161-006
 Application Number: MST2017-00052
 Owner: Nopal Investment Company, LLC
 Architect: Edwards Pitman Architects

(Proposal for a new commercial addition. Project is comprised a voluntary lot merger of two parcels (APNs 017-161-006 and 017-161-005), the demolition of two single-family residences, and the construction of a 3,000 square foot two-story addition to an existing 3,325 square foot industrial building. Also proposed are four new parking spaces. The two existing single-family dwellings will be demolished under separate permit. This project requires Staff Hearing Officer review for a Coastal Development Permit.)

(Comments Only. Project requires Project Compatibility Analysis findings for review by the Staff Hearing Officer. Project was last reviewed on March 27, 2017.)

CONCEPT REVIEW - CONTINUED ITEM**3. 2034 CLIFF DR****C-R Zone**

(4:15) Assessor's Parcel Number: 035-141-007
Application Number: MST2017-00688
Owner: Levon Investments
Architect: Paul Poirier & Associates Architects

(Proposal for the remodel of an existing commercial building. Project consists of an exterior improvements to include the demolition of non-structural exterior walls and the construction of a new entrance and storefront, a new accessible path, four new windows, exterior paint and tiling, and a complete reroofing. The project also includes the division of the singular tenant space into two spaces as well as further interior improvements.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 23, 2017.)

IN-PROGRESS REVIEW**4. 325 W ANAPAMU ST****R-MH Zone**

(4:50) Assessor's Parcel Number: 039-212-004
Application Number: MST2016-00101
Owner: Cynthia Howard
Architect: The Cearnal Collective, LLP

(This is a revised project description: This is a proposal under the Average Unit Density Incentive Program (AUD). Proposal to demolish an existing single-family dwelling, detached garage, and shed totaling 4,390 square feet and to construct a 4,812 square foot, two-story residential apartment building housing eight rental units. Unit mix will include 8 one-bedroom units ranging in size from 557 to 693 square feet with an average unit size of 600 square feet. The proposed residential density is 37 dwelling units per acre, with a maximum of 63 dwelling units per acre allowed on this 9,585 square foot parcel with a General Plan Designation of High Density Residential in the Priority Housing Overlay. Also proposed are a 2,687 square foot carport with 8 parking spaces, 8 covered bicycle parking spaces, and a 144 square foot trash enclosure. No grading is proposed. Also proposed is the removal of five trees.)

(Comments Only. Project was last reviewed on May 8, 2017.)

PROJECT DESIGN REVIEW**5. 1108 OLIVE ST****R-M Zone**

(5:40) Assessor's Parcel Number: 029-180-012
Application Number: MST2017-00108
Owner: Andre R. Schneider
Architect: Bryan Pollard

(This is a revised project description: Proposal for various additions to a one-story, single-family residence to convert into a two-story duplex. Project is comprised of the construction of a two-story, 1,529 square foot dwelling unit at the rear of the parcel as well as an 874 square foot second-story addition to an existing 1,292 square foot, single-family residence. Unit mix will include 1 four-bedroom unit and 1 three-bedroom unit. Also proposed are 2 two-car attached garages ranging from 401 to 520 square feet.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed on April 10, 2017.)

SEE SEPARATE AGENDA FOR CONSENT ITEMS